

# **APPRAISAL REPORT**

**OF**

Single Family Residence at

1940 Tomberlin Road

Tallahassee, Florida 32305

**AS OF:**

August 12, 2003

**PREPARED FOR:**

Leon County  
Tallahassee, Florida

**PREPARED BY:**

Diskin Property Research  
Barry A. Diskin, Ph.D, MAI  
1535 Killearn Center Boulevard, Suite B-3  
Tallahassee, Florida 32309

Diskin Property Research

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

Property Description

File No.

Property Address	1940 Tomberlin Road	City	Tallahassee	State	Florida	Zip Code	32305
Legal Description	See Attached Deed						
Assessor's Parcel No.	46-11-15-A-006-0	Tax Year	2002	R.E. Taxes \$	60.00	Special Assessments \$	None
Borrower	N/A	Current Owner	Karen S. Visger	Occupant	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant
Property rights appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	Project Type	<input type="checkbox"/> PUD	<input type="checkbox"/> Condominium (HUD/VA only)	HOA\$	N/A /Mo.
Neighborhood or Project Name	N/A		Map Reference	11-2S-1W		Census Tract	N/A
Sale Price \$	N/A	Date of Sale	N/A	Description and \$ amount of loan charges/concessions to be paid by seller	N/A		
Lender/Client	Leon County		Address	N/A			
Appraiser	Barry A. Diskin, Ph.D. MAI						
Address	1535 Killeam Center Boulevard, Suite B-3 Tallahassee, Florida 32309						

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Predominant occupancy	<input checked="" type="checkbox"/> Owner	95	25	Low	New	Present land use %	One family	95	<input checked="" type="checkbox"/> Not likely	<input type="checkbox"/> Likely
Built up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Vacant (0-5%)	150	High	60	Multi-family				<input type="checkbox"/> In process	
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input type="checkbox"/> Vacant (over 5%)		60		30	Vacant	5				
Property values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining											
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply											
Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> over 6 mos.											

Note: race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: The neighborhood is rural. The neighborhood boundaries are the county line to the south, Capital Circle to the north, Crawfordville Road to the west, and Woodville Highway to the east.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): The area consists of single-family residences and farmland. The subject is located 5 miles west of Woodville and 5 miles south of Tallahassee. Woodville provides schools and limited shopping. Tallahassee contains sufficient commercial activity for the surrounding area.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): The rural Leon County market is stable with steady increases in property values. Special financing is not a factor in the local market. There is sufficient activity and demand in the market for a sale of the subject within 3 to 6 months.

Project Information for PUDs	(If applicable) -- Is the developer/builder in control of the Home Owner's Association (HOA)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Approximate total number of units in the subject project	N/A	Approximate total number of units for sale in the subject project	N/A
Describe common elements and recreational facilities: N/A			

Dimensions	See Attached Deed		Topography	Generally Level		
Site area	0.41 Acres	Corner Lot	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Size	Typical
Specific zoning classification and description	Urban Fringe (UF)		Shape	Rectangular		
Zoning compliance	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal nonconforming (Grandfathered use)	<input type="checkbox"/> Illegal	<input type="checkbox"/> No Zoning	Drainage	Adequate
Highest & best use as improved:	<input checked="" type="checkbox"/> Present use	<input type="checkbox"/> Other use (explain)	View	Rural		
Utilities	Public	Other	Landscaping	Average		
Electricity	<input checked="" type="checkbox"/> Private		Driveway Surface	Dirt		
Gas	<input type="checkbox"/> Well		Apparent easements	None Noted		
Water	<input type="checkbox"/> Septic System		FEMA Special Flood Hazard Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Sanitary sewer	<input type="checkbox"/> None		FEMA Zone	AE	Map Date	11/19/97
Storm sewer	<input type="checkbox"/> None		FEMA Map No.	12073 C0435D		

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): There were no adverse easements, encroachments, or special assessments noted in our research.

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	Concrete Blks.	Slab	None	Area Sq. Ft.	N/A	Roof	<input type="checkbox"/>
No. of Stories	1	Exterior Walls	Siding	Crawl Space	Yes	% Finished	N/A	Ceiling	<input checked="" type="checkbox"/>
Type (Det./Att.)	Detached	Roof Surface	Com.Shingle	Basement	None	Ceiling	N/A	Walls	<input checked="" type="checkbox"/>
Design (Style)	Mobile Home	Gutters & Dwnspits.	Yes	Sump Pump	None	Walls	N/A	Floor	<input type="checkbox"/>
Existing/Proposed	Existing	Window Type	Single	Dampness	None	Floor	N/A	None	<input type="checkbox"/>
Age (Yrs.)	26Years	Storm/Screen	Aluminum	Settlement	None	Outside Entry	N/A	Unknown	<input checked="" type="checkbox"/>
Effective Age (Yrs.)	15	Manufactured House	Yes	Infestation	None				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												N/A
Level 1		1	1	1				2	1.50	1		1,344
Level 2												

Finished area	above	grade contains:	5	Rooms,	2	Bedroom(s),	1.50	Bath(s),	1.344	Square Feet of Gross Living Area					
INTERIOR	Materials/Condition	HEATING	Type	Forced Air	KITCHEN EQUIP.	Refrigerator	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	AMENITIES	Fireplace(s) #	<input type="checkbox"/>	CAR STORAGE	None	<input type="checkbox"/>
Floors	Carpet/Vinyl/Good	Fuel	Gas	Condition	Ave.	Range/Oven	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	Patio	<input type="checkbox"/>	Garage	# of cars		
Walls	Paneling/Ave.	COOLING	Central	Yes	Disposal	Dishwasher	<input type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Attached			
Trim/Finish	Wood Panel/Ave.	Other	None	Condition	Ave.	Fan/Hood	<input type="checkbox"/>	Scuttle	<input type="checkbox"/>	Porch	2 Covered	<input checked="" type="checkbox"/>	Detached		
Bath Floor	Vinyl/Good					Microwave	<input type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	<input type="checkbox"/>	Built-in			
Bath Wainscot	Fiberglass/Ave.					Washer/Dryer	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Carport	2-Detach.		
Doors	Wood Panel/Ave.							Finished	<input type="checkbox"/>	Storage	Wood	<input checked="" type="checkbox"/>	Driveway	Dirt	

Additional features (special energy efficient items, etc.): The vinyl tile and carpet have been replaced in the past 3 years.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: The back porch showed signs of moisture and rotting. This has been taken into consideration in the sales comparison approach. The cost to cure this item, \$250, is deducted in the cost approach. There are no other physical or functional problems noted on the subject improvements.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: There are none apparent. See attached comment on flooding.

Diskin Property Research

## UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

File No.

ESTIMATED SITE VALUE		= \$ 15,000		Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): <u>Marshall Valuation Services were referenced to confirm local estimates. See building sketch for building dimensions.</u>																																																																																																																																																																							
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Dwelling	1,344	Sq. Ft. @ \$ 45.00	= \$ 60,480																																																																																																																																																																								
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Porches, Fence, Storage and Pole Shed			= 10,000																																																																																																																																																																								
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Total Estimated Cost New			= \$ 70,480																																																																																																																																																																								
Less	Physical 38	Functional 1	External																																																																																																																																																																								
Depreciation	26,782	250	= \$ 27,032																																																																																																																																																																								
Depreciated Value of Improvements			= \$ 43,448																																																																																																																																																																								
"As is" Value of Site Improvements			= \$ 5,000																																																																																																																																																																								
INDICATED VALUE BY COST APPROACH			= \$ 63,448	Est Rem Econ Life: 25 yrs																																																																																																																																																																							
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Area</td><td>\$ 0.00</td><td>\$ 48.08</td><td>\$ 40.50</td><td>\$ 49.83</td></tr><tr><td>Date and/or Verification Source</td><td>Inspection Public Records</td><td>Inspection Public Records</td><td>Inspection Public Records</td><td>Inspection Public Records</td></tr><tr><td>VALUE ADJUSTMENTS</td><td>DESCRIPTION</td><td>DESCRIPTION +(-)\$ Adjustment</td><td>DESCRIPTION +(-)\$ Adjustment</td><td>DESCRIPTION +(-)\$ Adjustment</td></tr><tr><td>Sales or Financing Concessions</td><td></td><td>N/A</td><td>N/A</td><td>N/A</td></tr><tr><td>Date of Sale/Time</td><td></td><td>11/15/2002 +1,800</td><td>1/31/2003 +1,482</td><td>7/26/2001 +4,750</td></tr><tr><td>Location</td><td>Good</td><td>Good</td><td>Good</td><td>Good</td></tr><tr><td>Leasehold/Fee Simple</td><td>Fee Simple</td><td>Fee Simple</td><td>Fee Simple</td><td>Fee Simple</td></tr><tr><td>Site</td><td>0.41 Acre</td><td>.46 Acre</td><td>2 Acres -5,000</td><td>0.41 Acre</td></tr><tr><td>View</td><td>Rural</td><td>Rural</td><td>Rural</td><td>Rural</td></tr><tr><td>Design and Appeal</td><td>Mobile Home</td><td>Mobile Home</td><td>Mobile Home</td><td>Mobile Home</td></tr><tr><td>Quality of Construction</td><td>Average</td><td>Average</td><td>Average</td><td>Average</td></tr><tr><td>Age</td><td>Act.26/Eff.15</td><td>Act.18/Eff.15</td><td>Act.18/Eff.15</td><td>Act.4/Eff.5 -5,000</td></tr><tr><td>Condition</td><td>Average</td><td>Average</td><td>Average</td><td>Average</td></tr><tr><td>Above Grade</td><td>Total Bdrms Baths</td><td>Total Bdrms Baths</td><td>Total Bdrms Baths</td><td>Total Bdrms Baths</td></tr><tr><td>Room Count</td><td>5 2 1.50</td><td>5 2 1.50</td><td>6 3 2.00</td><td>5 2 1.50</td></tr><tr><td>Gross Living Area</td><td>1,344 Sq. Ft.</td><td>1,248 Sq. Ft. +2,400</td><td>1,568 Sq. Ft. -5,600</td><td>1,144 Sq. 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(total)</td><td></td><td>X + - \$ 7,200</td><td>+ X - \$ -6,118</td><td>X + - \$ 8,000</td></tr><tr><td>Adjusted Sales Price of Comparable</td><td></td><td>\$ 67,200</td><td>\$ 57,382</td><td>\$ 65,000</td></tr><tr><td colspan="6">Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): <u>The sales used are the best available in the market. All are competitive with the subject. See Comment Addenda for additional explanation.</u></td></tr></tbody></table>						ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	1940 Tomberlin Road Tallahassee	2564 Sugar Pine Court Tallahassee	2310 Delmar Road Tallahassee	1915 Tomberlin Road Tallahassee	Proximity to Subject		2 Miles Southwest	1 Mile South	300 Feet Southeast	Sales Price	\$ N/A	\$ 60,000	\$ 63,500	\$ 57,000	Price/Gross Liv. Area	\$ 0.00	\$ 48.08	\$ 40.50	\$ 49.83	Date and/or Verification Source	Inspection Public Records	Inspection Public Records	Inspection Public Records	Inspection Public Records	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjustment	DESCRIPTION +(-)\$ Adjustment	DESCRIPTION +(-)\$ Adjustment	Sales or Financing Concessions		N/A	N/A	N/A	Date of Sale/Time		11/15/2002 +1,800	1/31/2003 +1,482	7/26/2001 +4,750	Location	Good	Good	Good	Good	Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Site	0.41 Acre	.46 Acre	2 Acres -5,000	0.41 Acre	View	Rural	Rural	Rural	Rural	Design and Appeal	Mobile Home	Mobile Home	Mobile Home	Mobile Home	Quality of Construction	Average	Average	Average	Average	Age	Act.26/Eff.15	Act.18/Eff.15	Act.18/Eff.15	Act.4/Eff.5 -5,000	Condition	Average	Average	Average	Average	Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Room Count	5 2 1.50	5 2 1.50	6 3 2.00	5 2 1.50	Gross Living Area	1,344 Sq. Ft.	1,248 Sq. 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This was not an arm's-length transaction.</u></td></tr><tr><td colspan="4">INDICATED VALUE BY SALES COMPARISON APPROACH</td><td>\$ 65,000</td></tr><tr><td colspan="4">INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$</td><td>N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A</td></tr><tr><td colspan="6">This appraisal is made <input checked="" type="checkbox"/> "as is" <input type="checkbox"/> subject to the repairs, alterations, inspections or conditions listed below <input type="checkbox"/> subject to completion per plans and specifications. Conditions of Appraisal: <u>The appraisal is subject to the assumptions and limiting conditions that are attached.</u></td></tr><tr><td colspan="6">Final Reconciliation: <u>The sales comparison approach is the most reliable indicator of value for the subject. This value is supported by the cost approach. Based on this information, it is our opinion the market value of the subject is \$65,000.</u></td></tr><tr><td colspan="6">The purpose of this appraisal is to estimate the market value of the real property that is subject to this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6/93).</td></tr><tr><td colspan="6">I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF August 12, 2003 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 65,000</td></tr><tr><td colspan="2">APPRaiser:</td><td colspan="2">SUPERVISORY APPRAISER (ONLY IF REQUIRED):</td><td colspan="2"></td></tr><tr><td colspan="2">Signature</td><td colspan="2">Signature</td><td colspan="2"><input type="checkbox"/> Did <input type="checkbox"/> Did Not</td></tr><tr><td colspan="2">Name</td><td colspan="2">Name</td><td colspan="2">Inspect Property</td></tr><tr><td colspan="2">Date Report Signed</td><td colspan="2">Date Report Signed</td><td colspan="2"></td></tr><tr><td colspan="2">State Certification #</td><td colspan="2">State Certification #</td><td colspan="2">State</td></tr><tr><td colspan="2">Or State License #</td><td colspan="2">Or State License #</td><td colspan="2">State</td></tr></tbody></table>						ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Date, Price and Date Source, for prior sales within year of appraisal	N / A	N / A	N / A	N / A	Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal. <u>Consistent with the 2003 USPAP, a three-year history was considered instead of a one-year history. 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## COMMENT ADDENDUM

ATTACHMENT # 2  
PAGE 4 OF 21

File No.

Borrower N/A  
Property Address 1940 Tomberlin Road  
City Tallahassee County Leon State Florida Zip Code 32305  
Lender/Client Leon County Address N/A

The subject is in Flood Zone AE and reportedly floods on occasion. This report is performed under the hypothetical condition that the subject does not flood. The following is the definition for hypothetical condition and is from the Dictionary of Real Estate (Appraisal Institute):

"That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

- o Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- o Use of the hypothetical condition results in a credible analysis; and
- o The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions. (USPAP, 2002 ed.)"

Based on the local market, the sales were adjusted for market conditions at 4% per year on a monthly basis.

The estimate of effective age takes condition into consideration. Therefore, any separate adjustment for condition is not warranted.

The adjustment for building area includes consideration for the number of rooms. Consistent with the methodology mentioned above, making adjustments for both elements of comparison would result in double-counting.

Adjustments for physical items were based on contributory value as found in the local market.

The sales indicate a range of \$57,832 to \$67,200. The sales bracket the subject in size. Sale 2 is the least comparable due to its land size. Sale 1 is the most comparable and occurred within the past year. Sale 3 is an older sale, but is located within 300 feet of the subject. Although the improvement on this property was constructed in 1997, visual inspection indicated an effective age of 5 years. The following is a summary of the adjusted values of the sales:

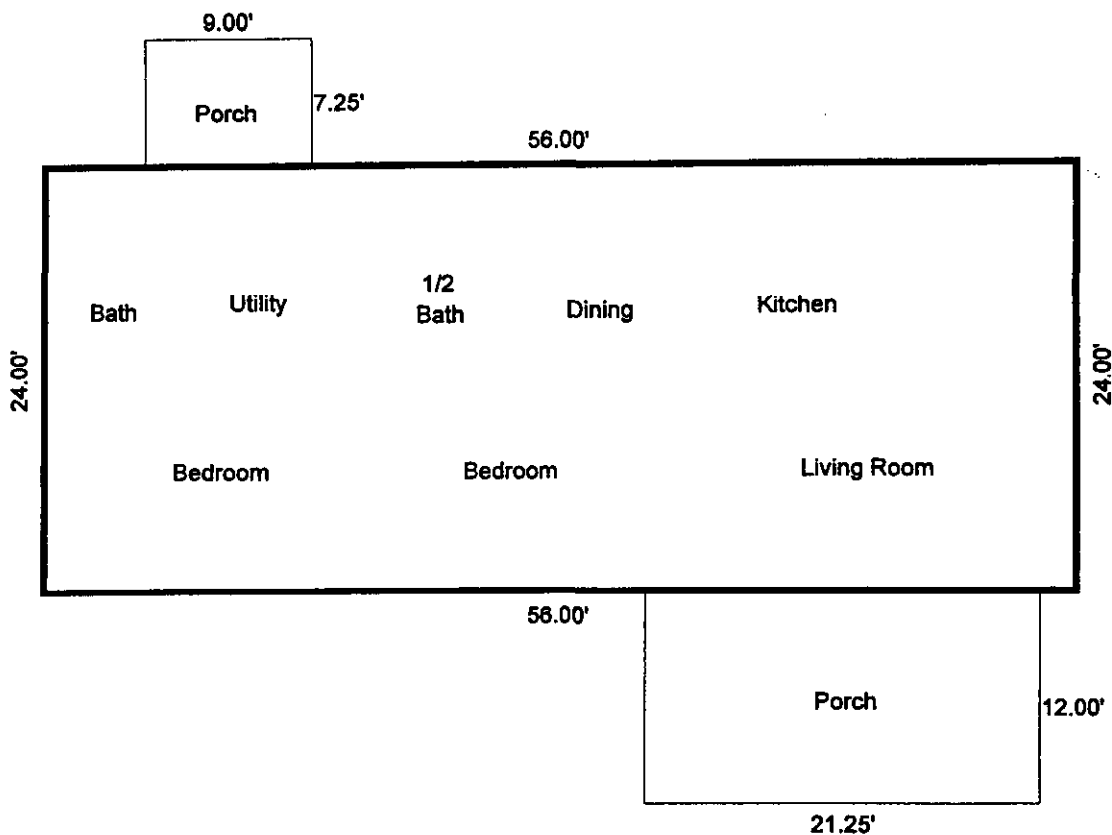
Sale 1	\$67,200
Sale 2	\$57,382
Sale 3	\$65,000

In addition to the sales comparison approach, the cost approach resulted in a value of \$63,448. A figure of \$5,000 is included under "Site Improvements" to account for the well and septic system.

Considering these items, it is our opinion the value of the subject, appraised under the hypothetical condition discussed above, is \$65,000.

# SKETCH/AREA TABLE ADDENDUM

SUBJECT	Property Address
	City
	Borrower
	Lender/Client
	Appraiser Name



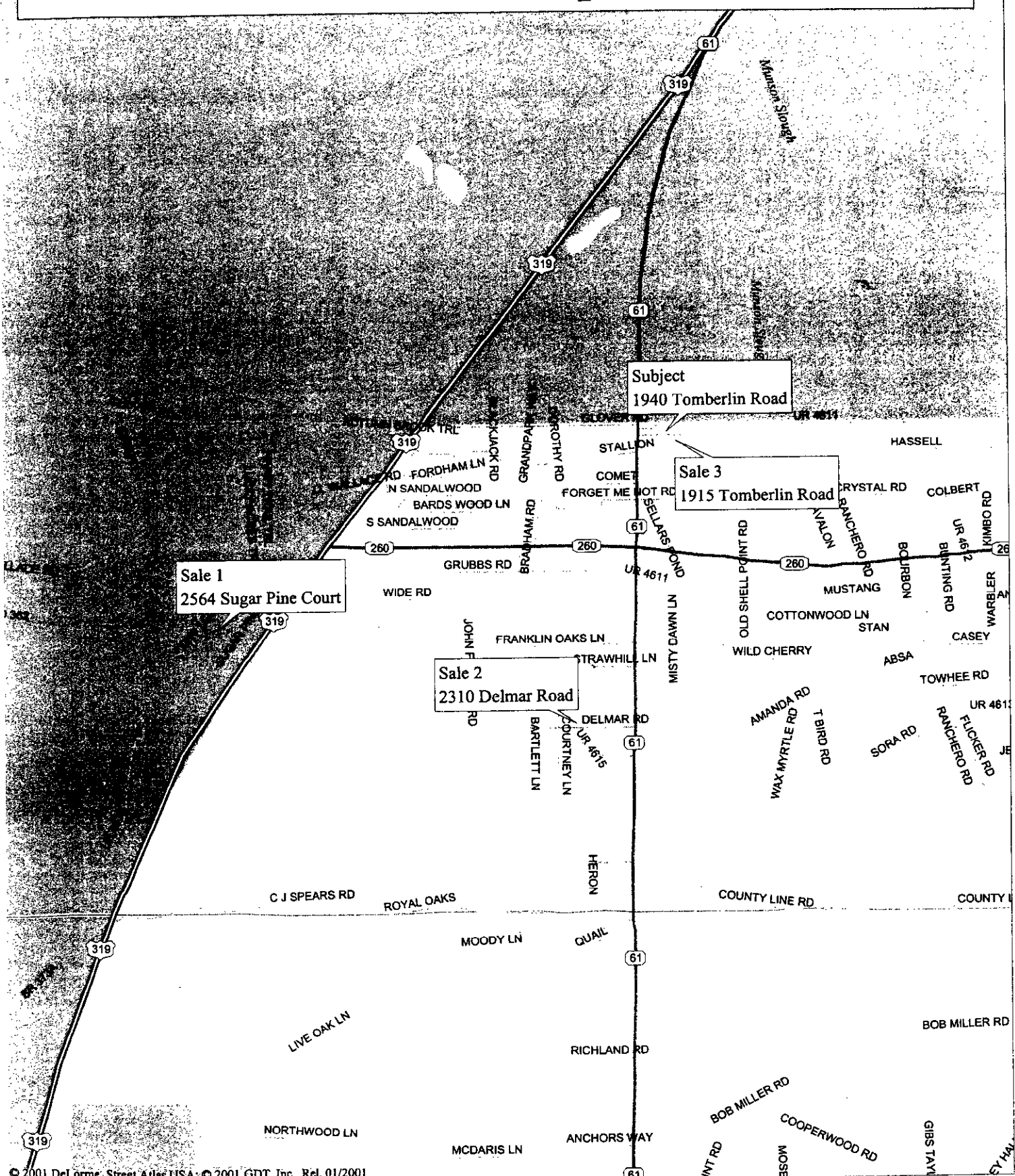
Scale: 1 = 10

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1344.0000	1344.0000
TOTAL LIVABLE (rounded)		1344	

LIVING AREA BREAKDOWN	
Breakdown	Subtotals
First Floor 24.00 x 56.00	1344.0000
1 Area Total (rounded)	1344

## Sales Map



# SUBJECT PHOTO ADDENDUM

ATTACHMENT # 2  
PAGE 7 OF 21

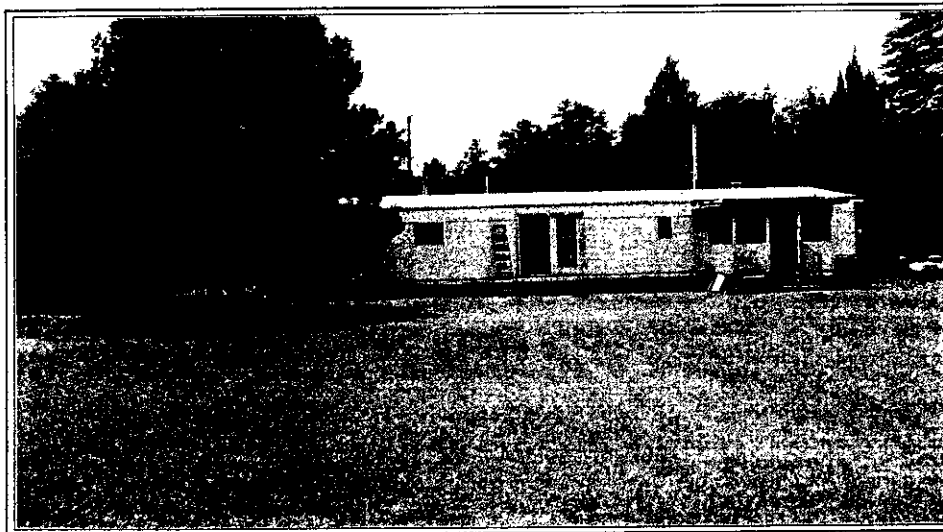
File No.

Borrower N/A  
Property Address 1940 Tomberlin Road  
City Tallahassee County Leon State Florida Zip Code 32305  
Lender/Client Leon County Address N/A



## FRONT OF SUBJECT PROPERTY

Address  
1940 Tomberlin Road  
Tallahassee  
Appraisal Date August 12, 2003  
Appraisal Value 65,000  
  
Site 0.41 Acre  
View Rural  
Design/Appeal Mobile Home  
Const. Quality Average  
Age Act. 26/Eff. 15  
Square Feet 1,344  
Total Rooms 5  
Bedrooms 2  
Bathrooms 1.50  
Basement N/A  
Garage Detached Carport  
Fireplace Wood Storage



## REAR OF SUBJECT PROPERTY



## STREET SCENE

## COMPARABLES 1-2-3 PHOTO ADDENDUM

ATTACHMENT # 2

File No.

PAGE 8 OF 21Borrower N/AProperty Address 1940 Tomberlin RoadCity TallahasseeCounty LeonState FloridaZip Code 32305Lender/Client Leon CountyAddress N/A

## COMPARABLE SALE #1

Address  
2564 Sugar Pine Court  
Tallahassee  
Sale Date 11/15/2002  
Sale Price 60,000

Site .46 Acre  
View Rural  
Design/Appeal Mobile Home  
Const. Quality Average  
Age Act.18/Eff.15  
Square Feet 1,248  
Total Rooms 5  
Bedrooms 2  
Bathrooms 1.50  
Basement N/A  
Garage None  
Fireplace None



## COMPARABLE SALE #2

Address  
2310 Delmar Road  
Tallahassee  
Sale Date 1/31/2003  
Sale Price 63,500

Site 2 Acres  
View Rural  
Design/Appeal Mobile Home  
Const./Quality Average  
Age Act.18/Eff.15  
Square Feet 1,568  
Total Rooms 6  
Bedrooms 3  
Bathrooms 2.00  
Basement N/A  
Garage None  
Fireplace None



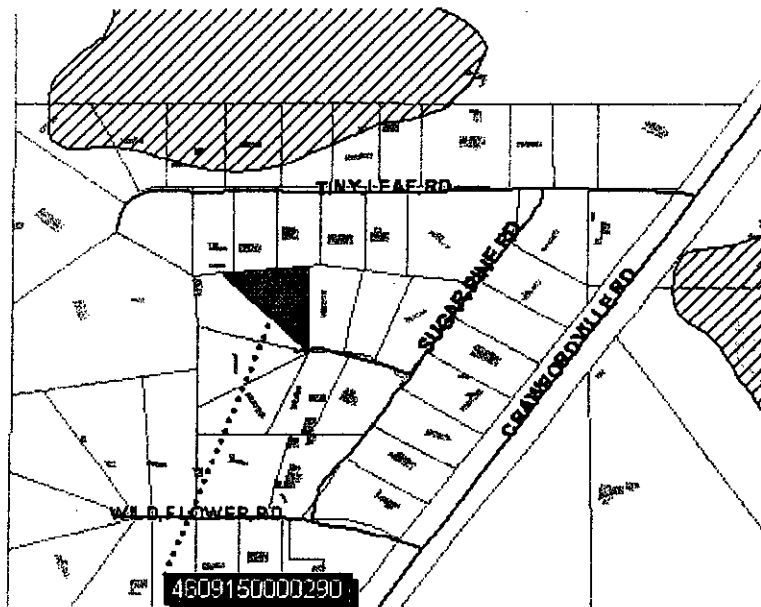
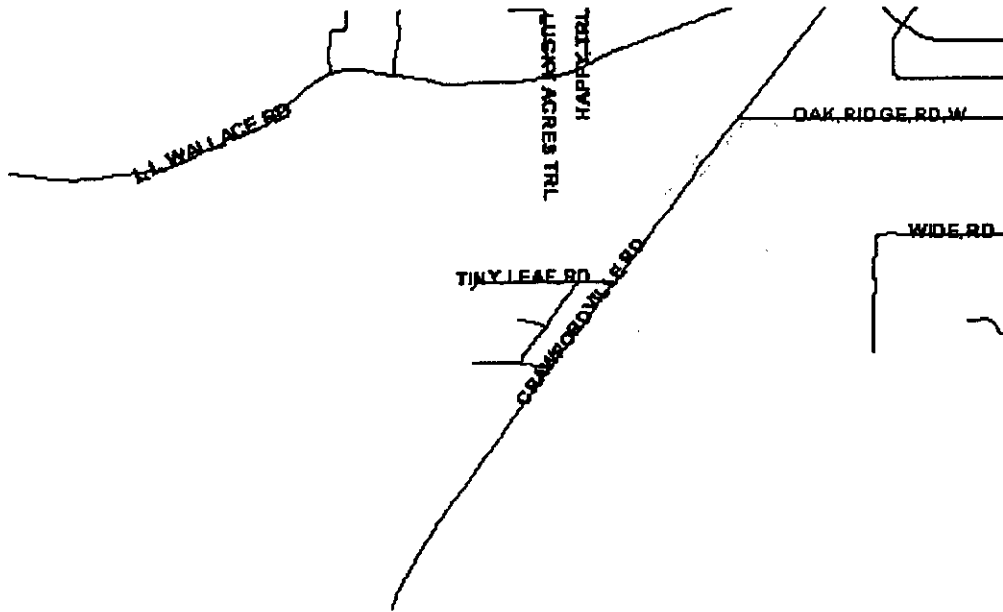
## COMPARABLE SALE #3

Address  
1915 Tomberlin Road  
Tallahassee  
Sale Date 7/26/2001  
Sale Price 57,000

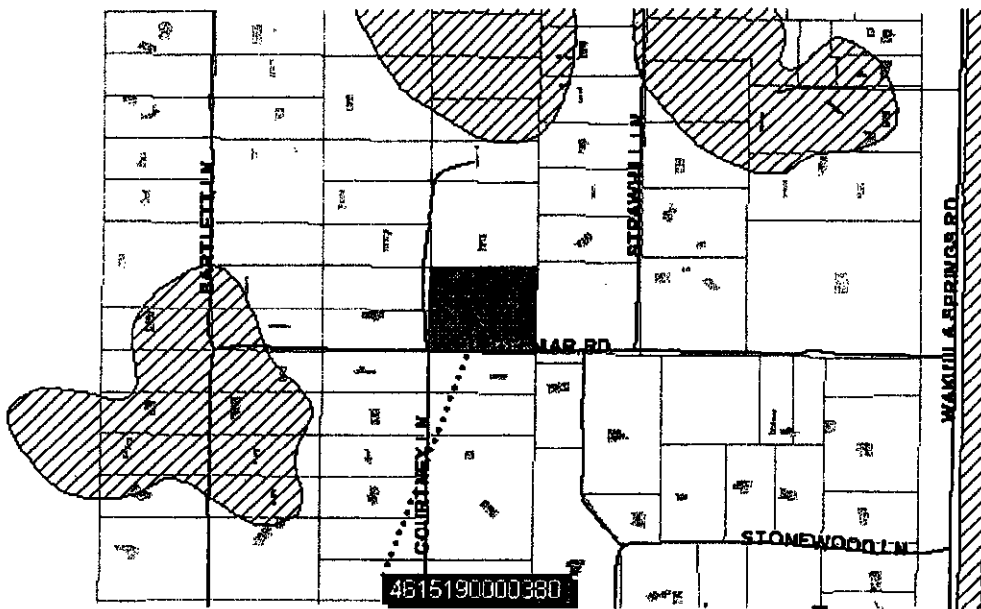
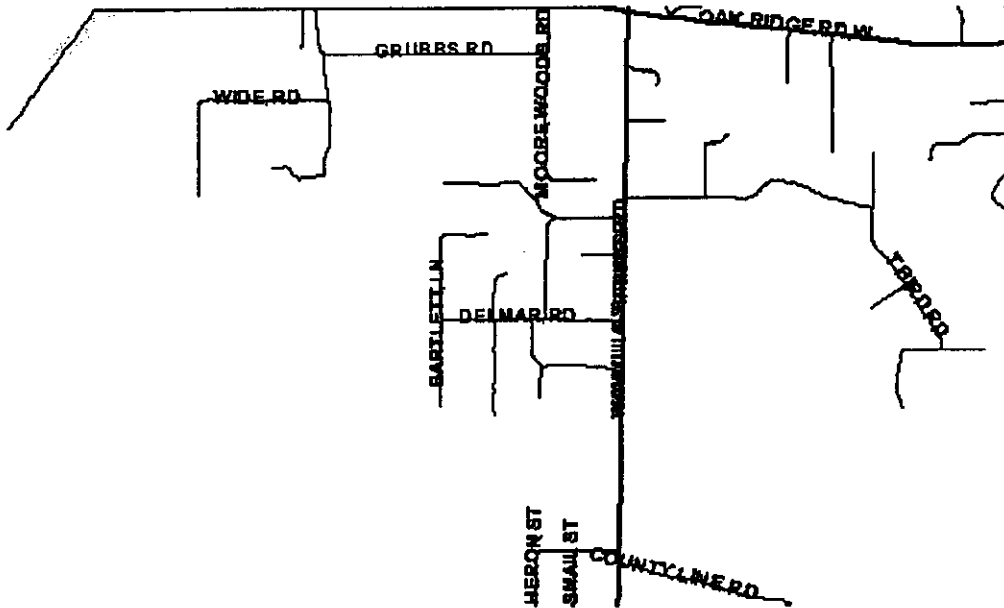
Site 0.41 Acre  
View Rural  
Design/Appeal Mobile Home  
Const. Quality Average  
Age Act.4/Eff.5  
Square Feet 1,144  
Total Rooms 5  
Bedrooms 2  
Bathrooms 1.50  
Basement N/A  
Garage None  
Fireplace None



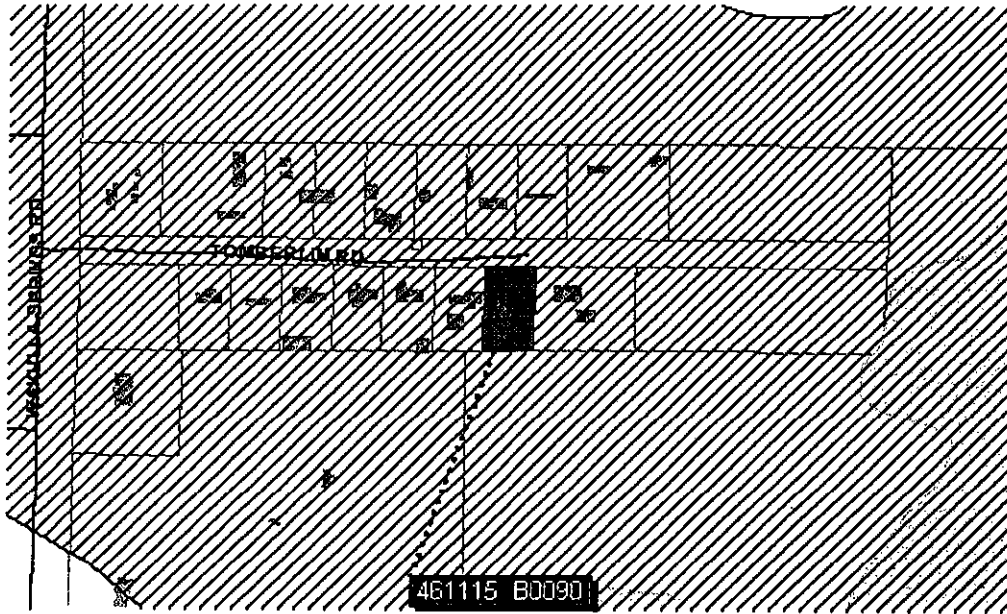
2564 Sugar Pine Court



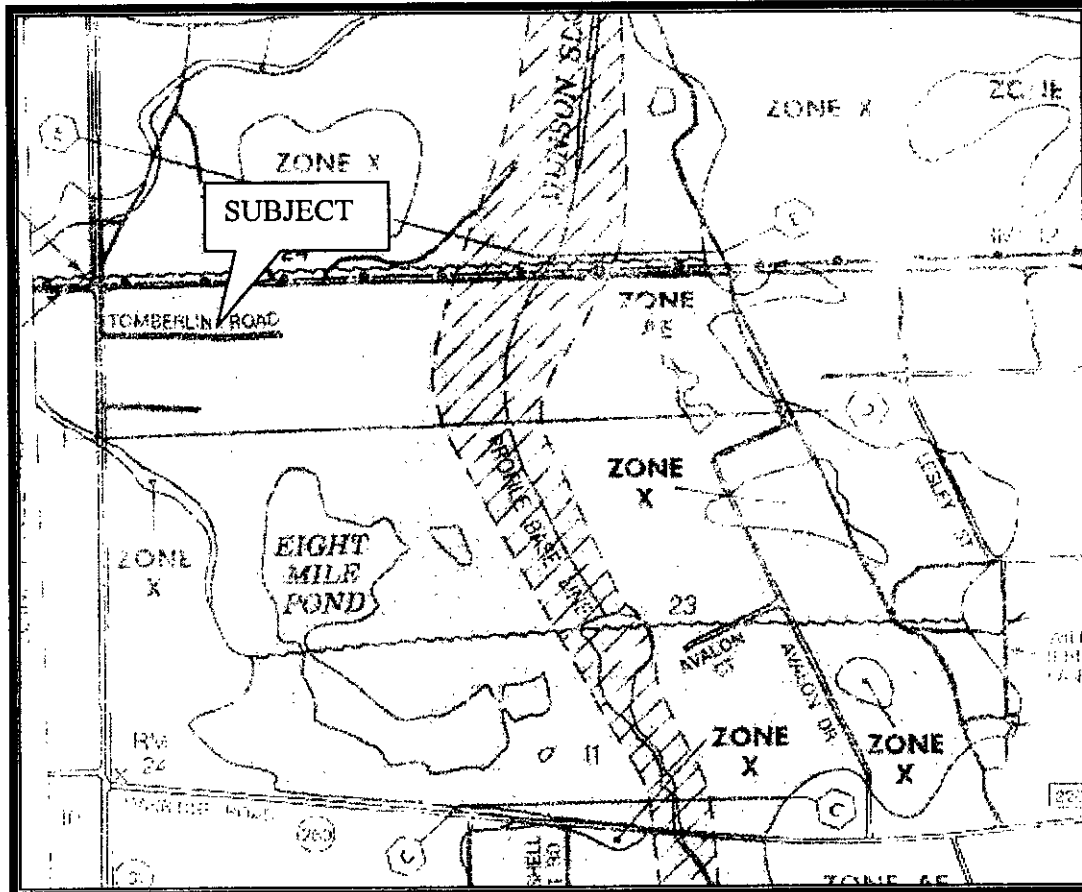
2310 Delmar Road



1915 Tomberlin Road



## FLOOD MAP



LF298-04

R20020001160  
PUBLIC RECORDS IN  
BK: R2604 PG: 02282  
JAN 04 2002 10:57 AM  
POS INZER, CLERK OF COURTS

DOCUMENTARY TAX PD  
\$ 0.70  
INTANGIBLE TAX PD  
\$ 0.06

## QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 2 day of January, 2002 (year).

by first party, Grantor, Lloyd C Markley  
1946 Tomberlin Rd  
whose post office address is Tallahassee, FL 32305  
to second party, Grantee, Karen S Visser  
1940 Tomberlin Rd  
whose post office address is Tallahassee, FL 32305

WITNESSETH, That the said first party, for good consideration and for the sum of Loving  
Care & Repairs, Dollars (\$10,000) paid by the said second  
party, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the  
said second party forever, all the right, title, interest and claim which the said first party has in and to the  
following described parcel of land, and improvements and appurtenances thereto in the County of  
Leon, State of Florida, to wit:

46-11-15  
Macau Manor Ln rec. H. 2504-A  
Lot 6 Block K A or 1448/2065

1650/2083 1825/2254 1931/1346  
See Attached:

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This product does not constitute the rendering of legal advice or services. This product is intended for informational use only, and is not a substitute for legal  
advice. State laws vary, so consult an attorney to obtain legal counsel. This product was not specifically prepared by a person licensed to practice law in your state.

R20020001168

RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BK: R2604 PG: 02283  
JAN 04 2002 10:57 AM  
NOT INZED CLERK OF COURTS

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Sue Johnson  
Print name of Witness

Signature of Witness

NELDA TREADWAY  
Print name of Witness

Signature of First Party

Lloyd C. Markley  
Print name of First Party

Signature of First Party

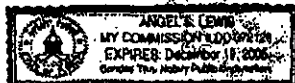
Print name of First Party

State of Florida  
County of LeonOn Jan 3, 2002 before me, Angel S. Lewis  
appeared Lloyd C. Markley  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID  
Type of ID (Seal)State of Florida  
County of LeonOn Jan 3, 2002 before me, Angel S. Lewis  
appeared Lloyd C. Markley  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID  
Type of ID (Seal)

Signature of Preparer

Kerene D. V. [Signature]  
Print Name of PreparerAddress of Preparer  
7200 N. [Address]

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

## APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

## SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

## ADDRESS OF PROPERTY APPRAISED:

1940 Tomberlin Road, Tallahassee, Florida 32305

## APPRAISER:

Signature: [Signature]  
Name: Shannon Ross Deal, MAI  
Date Signed: 8-12-03  
State Certification #: St.-Cert. Gen. Appr. RZ2529  
or State License #: \_\_\_\_\_  
State: Florida  
Expiration Date of Certification or License: 11/30/2004

## SUPERVISORY APPRAISER

(only if required)

Signature: [Signature]  
Name: Barry A. Diskin, Ph.D., MAI  
Date Signed: \_\_\_\_\_  
State Certification #: St.-Certified General Appr. 0000270  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_  
☐ Did ☐ Did Not Inspect Property



## CERTIFICATION

File No.

Borrower N/A  
Property Address 1940 Tomberlin Road  
City Tallahassee County Leon State Florida Zip Code 32305  
Lender/Client N/A Address N/A

1. At the request of the client for non-owner occupied units.
2. When sufficient market evidence exists in a neighborhood to indicate that rental properties or investor purchases are typical, measurable and their analysis adds to the relevancy and reliability of the appraisal process.

## I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions and conclusions.

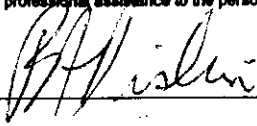
Unless otherwise noted in this report, I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of, the report.

I have made a personal inspection of the real estate that is the subject of this report.

No one provided significant professional assistance to the person signing this report.

Signature



Date

8-12-03

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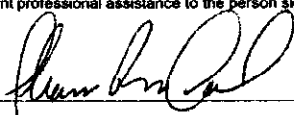
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Shannon Ross Deal, MAI